



**AGENDA  
CITY OF JOHNSON CITY, TEXAS  
CITY COUNCIL**

The City of Johnson City City Council will meet for a Regular Meeting on Tuesday, July 6, 2021 at 5:00 p.m. in the City Hall Council Chamber, 303 E. Pecan Drive, Johnson City, Texas 78636. This is an open meeting, subject to the open meeting laws of the State of Texas.

**SUPPLEMENTAL NOTICE OF PARTICIPATION BY TELEPHONE CONFERENCE**

Due to COVID-19, the Governor of Texas issued an order on March 16, 2020 suspending various provisions of the Open Meetings Act. To advance the public health goal of social distancing, meeting participation by videoconference and / or teleconference is now allowed. The City of Johnson City utilizes Zoom Technologies:

Join Zoom Meeting:

<https://us02web.zoom.us/j/83289975630?pwd=SWHiUjNjSWRubTh6eG8xcFIERThGUT09>

Meeting ID: 832 8997 5630

Passcode: 00tNPe

Dial by your location: +1 346 248 7799 US (Houston)

Meeting ID: 832 8997 5630

Passcode: 862810

1. Call to order.
  - Invocation.
  - Pledge of Allegiance.

**PUBLIC HEARING (Commences at 6 p.m.):**

2. Public Hearing to give all interested persons the right to appear and be heard on a Zoning Amendment Application from Johnson City Coffee Company for a Conditional Use Permit for a Permanent Mobile Food Court located at 108 W. Main St., Johnson City, TX 78636.

**OPEN SESSION:**

3. Citizens to be heard. The City Council may not discuss any presented issue, nor may any action be taken on any issue at this time (Attorney General Opinion JC-0169). Speakers should provide comments at the podium, and they should provide their name and address prior to speaking. Comments are limited to three (3) minutes, and this time is not transferable. Each person may only speak once. No profanity or threats will be tolerated.

## **REPORTS:**

4. Proclamations, Presentations, and/or Reports.
  - a) Report – Community Resource Centers of Texas, Inc. Site Director Dawn Capra.  
*Provide information on the Blanco County Community Resource Center Transportation Voucher Program.*
  - b) Report – Blanco-Pedernales Groundwater Conservation District General Manager & Groundwater Management Area 9 Chairman Ronald G. Fieseler, PG.  
*Provide introduction to regional groundwater planning in the Texas Hill Country.*
  - c) Report – Chief Administrative Officer / City Secretary Rick Schroder.  
*Provide progress update to City Council on work performed / objectives achieved since prior City Council meeting.*
  - d) Report – Public Works Director Brent Sultemeier.  
*Provide progress update to City Council on work performed / objectives achieved since prior City Council meeting.*
  - e) Report – Police Chief Ross Allen.  
*Provide progress update to City Council on work performed / objectives achieved since prior City Council meeting.*
  - f) Report – Court Clerk Patricia Mikla and Municipal Court Judge Tom Walston.  
*Provide progress update to City Council on work performed / objectives achieved since prior City Council meeting.*
  - g) Report – Johnson City Chamber of Commerce and Visitor’s Center.  
*Provide progress update to City Council on work performed / objectives achieved since prior City Council meeting.*
  - h) Report – Monthly Work Orders and Building Permits.  
*Provide progress update to City Council on work orders and building permits issued since prior City Council meeting.*

## **CONSENT AGENDA (ITEM NOS. 5 - 10):**

All Consent Agenda items listed below are considered routine by City Staff and are intended to be enacted by one motion. There will be no separate discussion of these items, unless a Councilmember requests it, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

5. Approval of the minutes of the Regular and Special Meetings of the City Council dated June 1<sup>st</sup> and 28<sup>th</sup>, 2021, respectively. (Staff)
6. Approval of the Fiscal Year Ending (FYE) 2021 Revenue and Expenditure, Check Register, and Posted Transaction Reports dated June 30, 2021. (Staff)
7. Approval of the Quarterly Investment Report for the calendar quarter ending June 30, 2021. (Staff)

**CONSENT AGENDA Cont.:**

8. Ratification of a General Fund Budget Amendment increasing revenues and expenditures by \$215,864.00 in the following manner:

<b>Revenue / Expense</b>	<b>Line Item</b>	<b>Original Amended Budget</b>	<b>Proposed Amended Budget</b>
Revenue	01-001-4001 <i>Property Taxes</i>	\$537,881	\$606,948
Revenue	01-002-4101 <i>Sales &amp; Use Tax</i>	\$445,000	\$544,998
Revenue	01-005-4601 <i>Building Permits</i>	\$35,000	\$61,412
Revenue	01-007-4104 <i>Solid Waste Collection</i>	\$256,900	\$277,287
Expenditure	01-020-6327 <i>Audit</i>	\$35,500	\$67,620
Expenditure	01-020-6328 <i>Legal Services</i>	\$52,500	\$87,058
Expenditure	01-020-6330 <i>Insurances</i>	\$25,500	\$39,910
Expenditure	01-030-6205 <i>Service Contracts</i>	\$15,000	\$27,863
Expenditure	01-050-6712 <i>COVID-19</i>	\$0.00	\$76,361
Expenditure	01-060-6205 <i>Service Contracts</i>	\$18,700	\$29,200
Expenditure	01-060-6331 <i>Electricity</i>	\$70,000	\$105,052

9. Ratification of the Chief Administrative Officer’s execution of the Engagement Letter dated June 3, 2021 from Atchley & Associates, LLP for the audit of City financial statements for fiscal years ending September 30, 2020 through 2024. (Staff)
10. Approval of the FYE 2022 Budget Calendar for the City of Johnson City, Texas. (Staff)

**ITEMS FOR INDIVIDUAL CONSIDERATION:**

11. Discussion of and action on a Zoning Amendment Application from Johnson City Coffee Company for a Conditional Use Permit for a Permanent Mobile Food Court located at 108 W. Main St., Johnson City, TX 78636. (Applicant)
12. Presentation by Sean McDonald and Fred Ballard of, respectively, Vanguard National Builder Group and Blue Horse Building + Design and discussion of and action on a request for a variance from Municipal Code of Ordinances Chapter 3 *Building Regulations*, Article 3.02 *Technical and Construction Codes and Standards* allowing for the use of the Federal Housing and Urban Development Code in lieu of the International Residential Code for One- and Two-Family Dwellings, 2015 ed., for the development of a 91.55 acre single-family residential subdivision located at 217 281 Loop, Johnson City, TX 78636, more

**ITEMS FOR INDIVIDUAL CONSIDERATION Cont.:**

particularly described as BCAD ID No. 8609 or ABS A0147 Survey 172 J. Duel, Acres 91.55. (Applicant)

13. Presentation by Patty Chimene, Chair of Lights Spectacular 2021, and discussion of and action on the following:
  - Approval of the Lights Spectacular 2021 event dated 11/26/2021 – 1/2/2022, including, but not limited to, the use of City streets and facilities, a parade, a public fireworks display, alcoholic beverage sales, retail and food vendor booths, and associated street closures, all to be incorporated into a comprehensive Special Event / Parade Permit Application and other supplementary applications and submitted for review and approval to the Mayor and City Staff; and
  - Contingent upon City Council’s approval of the FYE 2022 Municipal Budget(s) and the inclusion of sufficient outside agency / hotel occupancy tax funding in the same, the approval of a donation amount not to exceed \$15,000.00 to Lights Spectacular Hill Country Style, Inc. The 2021 Lights Spectacular Outside Agency Funding Application shall be reviewed and approved by the City Council following its adoption of the FYE 2022 Municipal Budget(s). (Applicant)
  
14. Discussion of and action on a Resolution of the City Council of the City of Johnson City approving and authorizing (i) the execution and delivery of *Notice of Cessation of the City of Johnson City’s Use of Property as a Recycling Facility and of Closure of the Facility and of Termination of Lease Agreements between the City of Johnson City and the North Blanco County Emergency Medical Service*, and (ii) execution of the *Agreement of Amendment to and Termination of Lease Agreements between the City and the North Blanco County Emergency Medical Service*. (Staff)
  
15. Discussion of and action on a Resolution of the City Council of the City of Johnson City approving the *Memorandum of Understanding between the City and the North Blanco County Emergency Service District No. 1* regarding the FY 2021-22 Community Development Block Grant. (Staff)
  
16. Discussion of and direction on a request by the City of Johnson City requesting that the Texas Department of Transportation (TxDOT) implement a dedicated center turn lane on U.S. Hwy. 290 from its intersection with U.S. Hwy. 281 to its intersection with Avenue J. (Staff)

***Adjourn into Closed Session.***

**CLOSED SESSION:**


17. The City Council will convene into Closed Session in accordance with Government Code:

- §551.071 *Consultation with Attorney* to receive legal advice regarding payroll liabilities owed to the Internal Revenue Service.
- §551.071 *Consultation with Attorney* to receive legal advice regarding the issuance of debt securities for payroll liabilities owed to the Internal Revenue Service.
- §551.071 *Consultation with Attorney* to receive legal advice regarding an Ordinance by the City Council of the City of Johnson City, Texas authorizing the issuance, sale, and delivery of City of Johnson City, Texas General Obligation Refunding Bonds, Taxable Series 2021; approving and authorizing a purchase and investment letter and a paying agent / registrar agreement; approving and authorizing all other instruments and procedures related thereto; delegating to certain City Officials to approve all final terms of the bonds; and ordaining other matters relating to the subject.

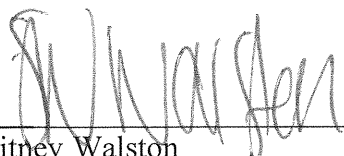
***Adjourn into Open Session.***

18. Discussion of and action on matters discussed in Closed Session, including, but not limited to, an Ordinance by the City Council of the City of Johnson City, Texas authorizing the issuance, sale, and delivery of City of Johnson City, Texas General Obligation Refunding Bonds, Taxable Series 2021; approving and authorizing a purchase and investment letter and a paying agent / registrar agreement; approving and authorizing all other instruments and procedures related thereto; delegating to certain City Officials to approve all final terms of the bonds; and ordaining other matters relating to the subject. (City Council)

***Adjourn.***

for   
Rhonda Stell  
Mayor

I certify that this Agenda was posted on July 2, 2021 at 5:00 p.m.

  
Whitney Walston  
Deputy City Secretary

**NOTE:** It is possible that a quorum of other Municipal advisory and governmental bodies may attend the above stated meeting. No action will be taken by the other Municipal advisory and governmental bodies at the above stated meeting, other than the body specifically referred to in the above notice.

The City Council reserves the right to adjourn into Closed Session at any time during this meeting to discuss any of the exceptions to the requirement that a meeting be open to the public, in accordance with Texas Government Code, Chapter 551 *Open Meetings*, Subchapter D *Exceptions to Requirement that Meetings be Open*. No action may be taken in Closed Session.

Pursuant to Texas Penal Code § 30.06 *Trespass by License Holder with a Concealed Handgun*, a person licensed under Texas Government Code, Chapter 411 *Department of Public Safety of the State of Texas*, Subchapter H *License to Carry a Handgun* may not enter City Hall with a concealed handgun.

Pursuant to Texas Penal Code § 30.07 *Trespass by License Holder with an Openly Carried Handgun*, a person licensed under Texas Government Code, Chapter 411 *Department of Public Safety of the State of Texas*, Subchapter H *License to Carry a Handgun* may not enter City Hall with a handgun that is carried openly.